

DOCUMENT NO. 5318
ADOPTED
6/14/90

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF STEPHEN M./JACQUELINE M. CHAISSON AND DAVID M. WHELAN.

APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
PARCEL R-33, 20-26 BUNKER HILL STREET
CHARLESTOWN URBAN RENEWAL AREA, MA PROJECT R-55

Whereas, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and,

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), and been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, religion or national origin; and,

WHEREAS, STEPHEN M./JACQUELINE M. and DAVID M. WHELAN, have expressed an interest in and submitted a satisfactory proposal for the development of Disposition Parcel R-33 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That STEPHEN M./JACQUELINE M. CHAISSON AND DAVID M. WHELAN be and hereby are Finally Designated as Redeveloper of Parcel R-33 in the Charlestown Urban Renewal Area,
2. That is hereby determined that STEPHEN M./JACQUELINE M. CHAISSON AND DAVID M. WHELAN possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area,
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for development.
4. That the Final Working Drawings and Specifications submitted

for the development of Parcel R-33 conform in all respects o the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver and a LandDisposition Agreement and Deed conveying Parcel R-33 to said STEPHEN M./JACQUELINE M. CHAISSON and DAVID M. WHELAN said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

CHARLESTOWN



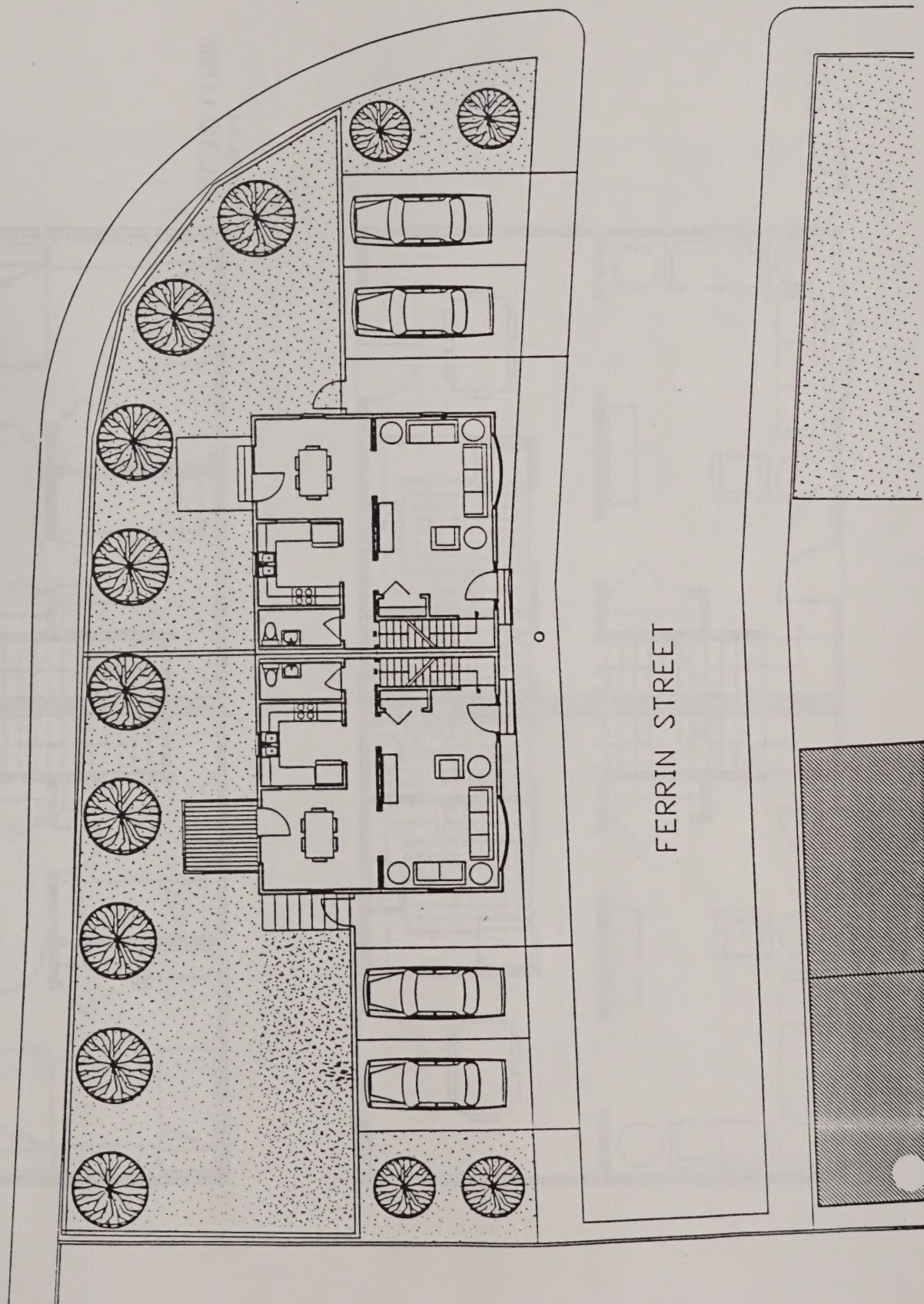
CAMBRIDGE

PARCEL R-33
20-26 BUNKER HILL STREET)
(5,970 SF)



BUNKER HILL STREET

SCALE 1/8" = 1'-0"



LOWNEY WAY

FERRIN STREET

PROPOSAL
FOR PARCEL R-33
STEPHEN R. DAVISON
CHIEF ENGINEER, MASSACHUSETTS

DATE : 21/10/2011

SCALE :

FLUOR PLANTS	SHEET NO.
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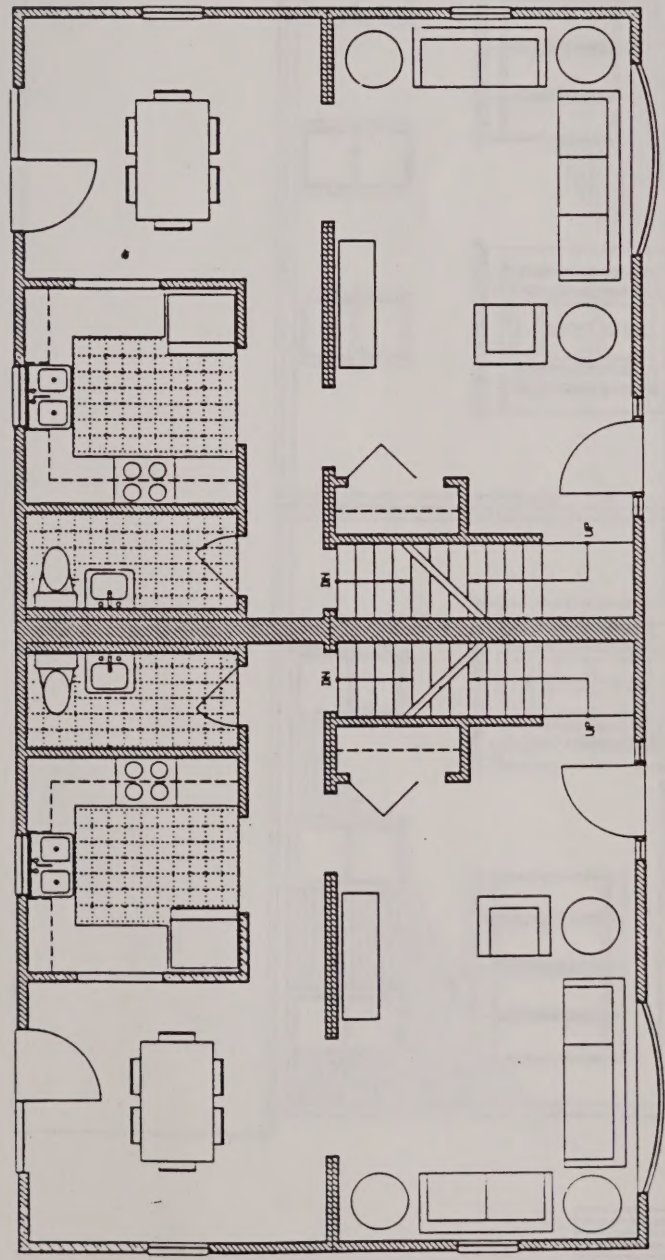
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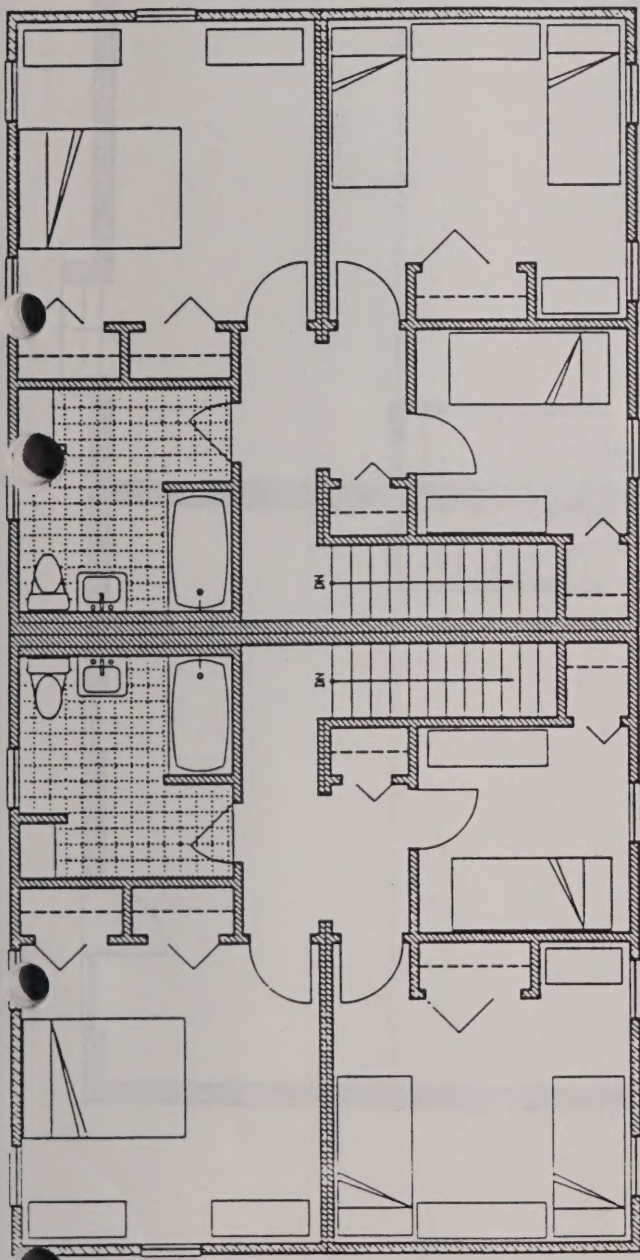
DATE: 30 JANUARY 1969
SCALE: AS NOTED
REVISION:

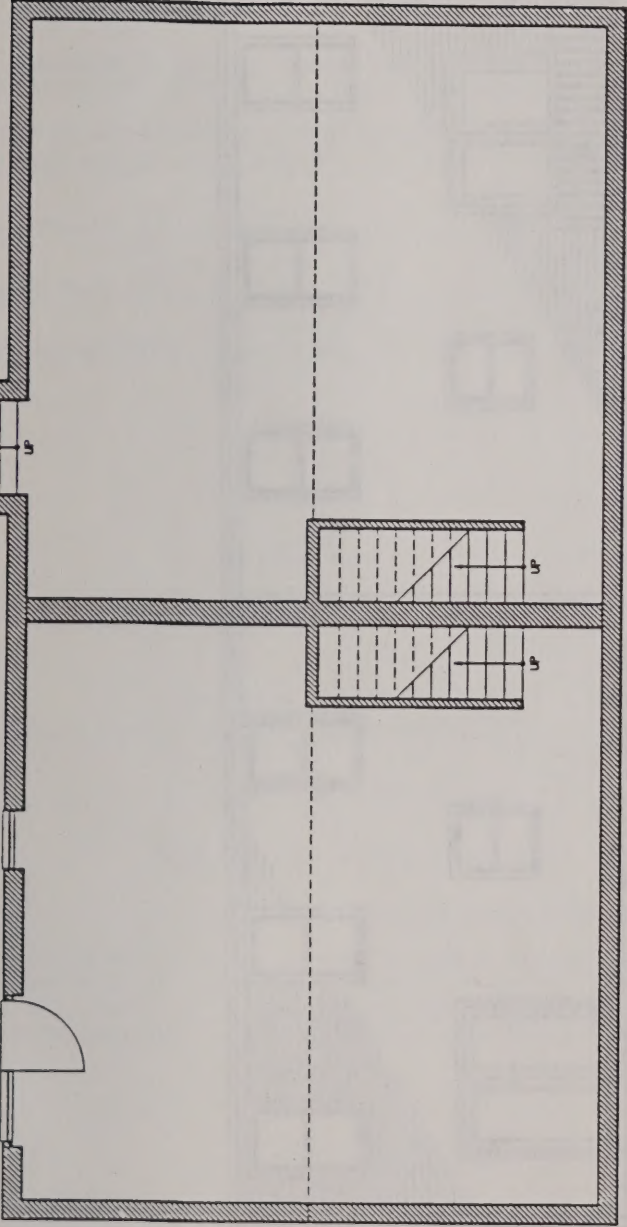
PROPOSAL
FOR
PARCEL R-33
STOWEN M. DAWSON
DORCHESTER, MASSACHUSETTS

FIRST FLOOR
SCALE 1/4"=1'-0"



SECOND FLOOR
SCALE 1/4"=1'-0"

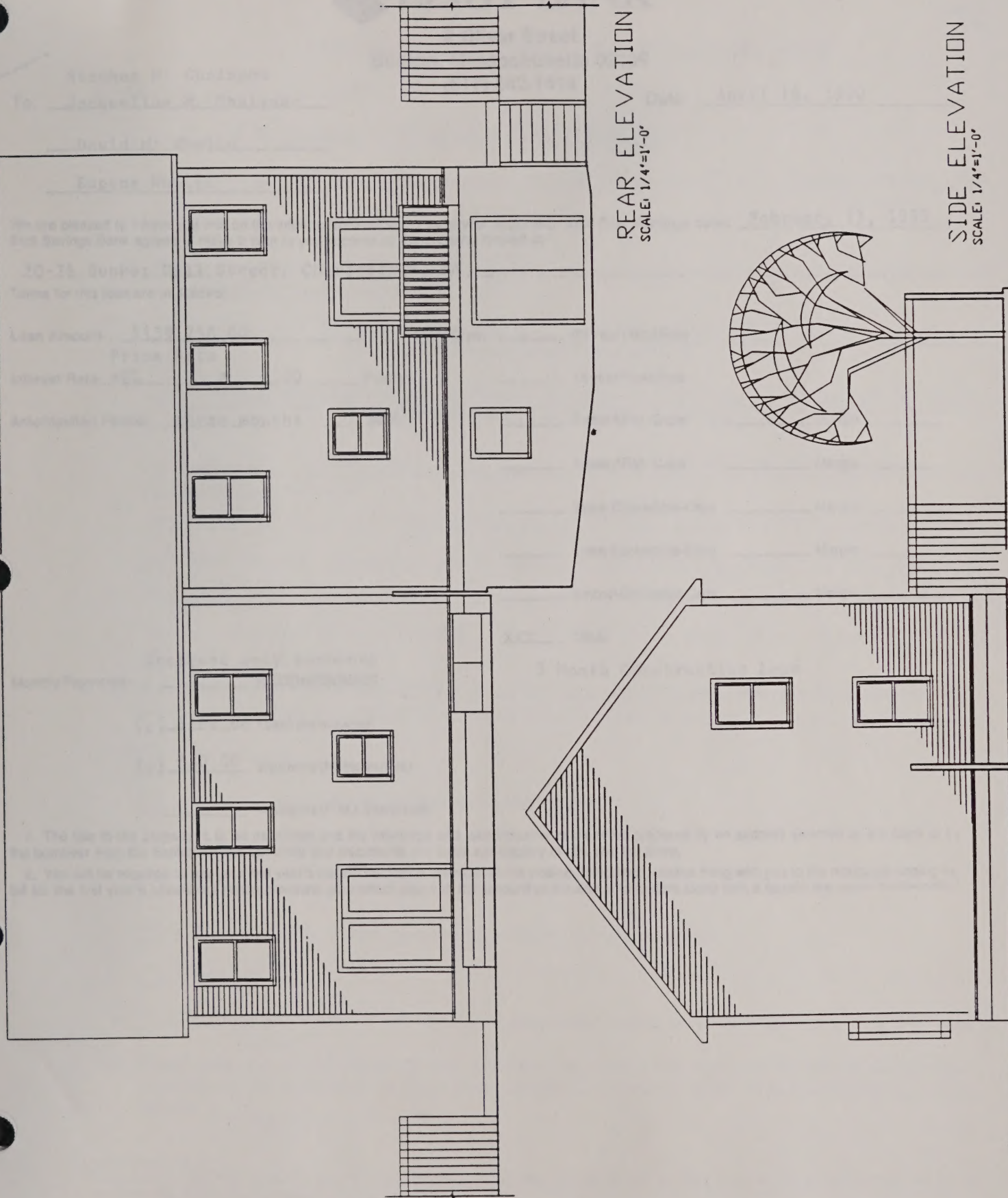






REAR ELEVATION
SCALE: 1/4"=1'-0"

SIDE ELEVATION
SCALE: 1/4"=1'-0"





2 Oliver Street
Boston, Massachusetts 02109
(617) 542-1414

Stephen M. Chaisson
To: Jacqueline M. Chaisson

Date: April 16, 1990

David M. Whelan

Eugene Whelan

We are pleased to inform you that on the information provided to us in your application for a First Mortgage dated February 13, 1990 Eliot Savings Bank agrees to make a loan to you secured by the property located at:

20-26 Bunker Hill Street, Charlestown, MA

Terms for this loan are as follows:

Loan Amount- \$139,758.00 Loan Type: 30 Year Fixed Rate

Prime Rate

Interest Rate- +2% & 2.00 Points 15 year Fixed Rate

Amortization Period- three months XXX 3 year ARM - Caps Margin

1 year ARM - Caps Margin

3 year Convertible-Caps Margin

1 year Convertible-Caps Margin

6 month Convertible-Caps Margin

XXX Other

3 Month Construction Loan

Interest only payments
Monthly Payments- XXXXXX

(e) \$166.66 Taxes are required

(e) \$50.00 Insurance (Homeowners)

Insurance (P.M.I. if required)

1. The title to the property is to be examined and the mortgage and loan documents are to be prepared by an attorney selected by the Bank or by the borrower from the Bank's list and such title and documents are to be satisfactory to him and the Bank.

2. You will be required to pay your first year's hazard insurance premium at the closing. In addition, please bring with you to the mortgage closing the bill for the first year's hazard insurance premium, your check equal to the amount of the annual premium along with a hazard insurance binder/policy.

PART I

KUC-K
(9-REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: STEPHEN M. CHAISSON
 b. Address and ZIP Code of Redeveloper: 44A PLEASANT ST. CHARLESTOWN, MA
02129
 c. IRS Number of Redeveloper: 020-46-5381

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with res the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
 (Name of Local Public Agency)

is CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55
 (Name of Urban Renewal or Redevelopment Project Area)

is in the City of BOSTON, State of MASSACHUSETTS
 is described as follows²

A parcel of land of approximately 5970 square feet, located at 20 to 26 Bunker Hill Street in Charlestown. The parcel is bordered by Ferrin Street to the West, Lowney Way to the South, Bunker Hill Street to the East and the Kent School to the North.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the indicated below and is organized or operating under the laws of _____

- ☐ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of orga
NONE

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth follows
NONE

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by notes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NONE

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST



6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5 who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NONE

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NONE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. : 143,653.00
- b. Cost per dwelling unit of any residential redevelopment. : 71,326.50
- c. Total cost of any residential rehabilitation :
- d. Cost per dwelling unit of any residential rehabilitation :

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
ONE SIDE OF A 26'X52' DUPLEX; CONSISTING OF THREE BEDROOMS, ONE AND ONE-HALF BATHROOMS, KITCHEN, DINING AND LIVING ROOMS, AND A 26'X26' FULL BASEMENT		\$ 31,400.00 + 1/2 Cost of the land.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of ^{SALE} rentals:

GAS FIRED FHW HEATING AND HOT POTABLE WATER SUPPLY PER UNIT - BOSTON GAS
200 AMP, 220/110 V A.C. ELECTRICAL SUPPLY PER UNIT - BOSTON EDISON
STANDARD WATER AND SEWER HOOK-UPS - BOSTON WATER AND SEWER COMMISSION
DRIVEWAY TO ACCOMMODATE 2 VEHICLES PER UNIT

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the going estimates of sales prices: NONE

CERTIFICATION

I (We) Stephen M. Chaisson

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: Jan 30, 1989

Dated: _____

Stephen M. Chaisson
Signature

Signature

Redeveloper
Title

Title

44A Pleasant St. Charlestown 02129
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individuals if a partnership, by one of the partners if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certifications: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, has the same to contain any false, fictitious or fraudulent statements or entry in a matter within the jurisdiction of any Department of the United States.

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do
Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: STEPHEN MICHAEL CHAISSON

b. Address and ZIP Code of Redeveloper: 44A PLEASANT ST. CHARLESTOWN, MA
02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect
the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

is CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS
is described as follows:

A parcel of land of approximately 5970 square feet, located
at 20 to 26 Bunker Hill Street in Charlestown. The parcel is
bordered by Ferrin St. to the West, Lowney way to the South, Burke
Hill St. to the East and the Kent school to the North.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other
or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper
and identify the officers and directors or trustees common to the Redeveloper and each other corporate
firm.

4. a. The financial condition of the Redeveloper, as of January 17, 1981
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities
including contingent liabilities, fully itemized in accordance with accepted accounting standards as
based on a proper audit. If the date of the certified financial statement precedes the date of this sub-
mission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: In lieu of a financial statement, I am attaching an
updated Credit Profile and a balance sheet, per Item 14 of this section

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own
funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

I wish to purchase the land with cash, and use it as
collateral on the construction of the house. Per the
disclosure statement attached with this proposal, I have listed
Mr. David Whelan as having a beneficial interest in the
property. With the provision that I am designated Redeveloper
of Parcel R-33, Mr Whelan will cover any remaining balance
required to purchase the property, and will then purchase the

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed und

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

BayBank Plain St Marshfield 02050

\$

1,200.00

NewWorld Bank Main St. Charlestown 02129

3,200.00

Boston Edison Credit Union Boston 02108

7,600.00

Com Electric Pension Fund Cambridge 02139

2,800.00

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

NONE

a. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

NONE

7. Names and addresses of bank references:

Same as those listed in 6. a.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation or Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, holders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7 of : Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description each project and date of completion:

NONE

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a sub capacity, for construction contractor or builder on undertakings comparable to the proposed redevelop work, name of such employee, name and address of employer, title of position, and brief description work: *NONE*

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stock officer, director or trustee, or partner of such a redeveloper: *NONE*

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder: *NONE*

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the three years: \$ _____

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u> \$	<u>DATE TO COMPLETE</u>
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a. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE 3P

12. Brief statement respecting equipment, experience, financial capacity, and other resources available such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

NONE

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We), STEPHEN MICHAEL CHAISSON

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: Jan. 30, 1989

Dated: _____

Stephen M. Chaisson

Signature

Signature

Redeveloper

Title

Title

44 A Pleasant St. Charlestown, MA 02129

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if individual, by such individuals; if a partnership, by one of the partners; if an entity not having a president and secretary, one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certifications: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department or Agency of the United States.

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: 20-26 BUNKER HILL ST. CHARLESTOWN, MA (PARCEL R-33)
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: Stephen Michael Chaisson
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

David M. Whelan 3 Forest Place Charlestown, MA 02129

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury.

Signed: _____

Date: _____

Stephen M. Chaisson
Jan. 30, 1989

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for a project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, when, and what type of property?

NO

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crime, or are they currently under indictment for any such crimes?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

30th Day of January, 19 89

SIGNATURE:

Stephen M. Chaisson

ADDRESS:

44 A Pleasant St. Charlestown

Project BRA Parcel R-33
Developer Stephen M Chaisson

Date 1-30-89
Tel. #/Contact Person 242-3176 / Stephen Chaisson

RESIDENTIAL CONDOMINIUM DEVELOPMENT PRO FORMA
(Estimates in 1989 Dollars)
(Provide phased information where necessary)

TOTAL HARD COSTS

Condominium Units (\$ <u>42.16</u> /GSF)	\$ <u>114,000.00</u>	\$ <u>130,700.00</u>
Unit Finishes (\$ <u> </u> /NSF)	<u> </u>	
Condominium Parking (\$ <u> </u> /GSF) (# of spaces)	<u>INCLUDED IN #104,000.00</u>	
Site Costs (\$ <u>1.52</u> /GSF)	<u>7,000.00</u>	
Premium Costs (\$ <u> </u> /GSF)	<u> </u>	
Other (specify)	<u>9,700.00</u> - utility hook-ups	

TOTAL SOFT COSTS

Architect/Engineering	<u>2,000.00</u>	\$ <u>8,793.00</u>
Marketing/Brokerage/Advertising	<u>0</u>	
Developer's Fee	<u>0</u>	
Legal	<u>1,000.00</u>	
Permits & Fees (specify)	<u>1286.00</u> - specified on Pro Forma addendum	
Construction Period Costs	<u> </u>	

① Construction Loan Interest
(9 mos. @ 12.5 % on
average balance of

② \$ 34,000.00)

③ Financing Fees

Real Estate Taxes and Linkage

during Construction (mos.)

<u>1416.00</u>	
<u>2975 + 1400.00</u> (APPLICATION FEE)	
<u>0</u> (Tax exempt for 1989)	

Sales Period Costs

Loan Interest

(mos. @ % on
average balance of
\$)

Sale Period Real Estate Taxes

(mos.)

Sale Period Operating Expenses

Other (specify)

Other Related Costs (specify)

\$ <u>0</u>
<u>0</u>
<u>0</u>
<u>0</u>
<u>0</u>
<u>0</u>

CONTINGENCY (4 % of \$ 104,000.00)

\$ 4160.00

TOTAL CONDOMINIUM DEVELOPMENT COSTS

Soft Costs as % Hard Costs 6.8%
Soft Costs as % TDC 6.2%

\$ 143,653.00

- ① Actual construction time would be closer to 4 months, $12\frac{1}{2}\%$ = (Prime + 2%)
② Estimated on a payment schedule of $\frac{1}{3}$, $\frac{1}{3}$, $\frac{1}{3}$
③ Terms of the construction loan are as quoted from Shawmut Bank, One point on the construction loan is convertible to the final mortgage, maximum construction loan of 80% of total costs

Addendum to PRO FORMA

1. Development Area
 - a. Foundation - 1352 square feet
 - b. Living space - 2704 square feet - gross
2. Land Square Footage - 5970
3. Estimated acquisition price;

Per telephone conversation with Connie Holmes, Charlestown Assesor for the City of Boston, residential undeveloped lots in Charlestown are presently assessed at eight to ten dollars per square foot. The location of the lots which Connie had information on were further North on Bunker Hill Street than Parcel K-33. Also, Connie stated that the land running parallel with the Tobin Bridge was tax exempt city owned property. With Parcel K-33 being so close to the bridge, I believe the value of this site would be justifiably closer to six or seven dollars per square foot.

4. Detailed Cost Estimates

Modular Home (26' x 52' Duplex)	\$104,000.00
This includes 2 x 6 outside wall construction, energy saving insulation package, water supply, Architectural modifications, red cedar clapboard siding, 1- $\frac{1}{2}$ baths per unit, stove, 8 x 8 enclosed deck on North unit, 200 AMP-220/110 volt A.C. Circuit breakered supply, 3/4 inch water main per unit with a common soil line.	

- | | |
|--|-----------|
| 5. Foundation | 10,000.00 |
| 8" exterior walls, 6" party wall, steel reinforced footings, doors, windows. | |

6. Utility Hook-ups

Gas	2,200.00
Water/Sewer	7,000.00
Electrical	500.00

- | | |
|---|----------|
| 7. Sitework | 7,000.00 |
| Driveways, fill, 18 foot long retaining wall constructed of pressure treated lumber, fence. | |

Total Hard Cost \$130,700.00

8.	Architectural/Civil Engineer	\$2,000.00
9.	Legal fees	1,000.00
10.	Permits/Fees (includes application/inspection fees)	
	a. Building (BDL, BOLA)	900.00
	b. Plumbing	56.00
	c. Gas	220.00
	d. Electric	110.00
11.	Construction Loan Interest	1,416.00
12.	Financing fees (2 pts. & application fee)	2,491.00
13.	Real Estate Taxes (1989 Exempt)	0
14.	Fire and Hazard Insurance (6 mos. -1989)	600.00

Total Soft Costs \$8,793.00

Estimated Total Cost \$139,493.00 *

* This estimate does not include the land cost which I believe to be negotiable.

per Items 4 and 14

BALANCE SHEET

ASSETS

Baybanks Checking Account	\$ 1200.00
Newworld Bank Savings Account	3200.00
Com Electric Credit Union	2000.00
Boston Edison Credit Union	7600.00
Com Electric Pension Fund	2800.00
1985 Chevy Cavalier	4000.00
1982 Pontiac Bonneville	2500.00

LIABILITIES

School Loans	4000.00
1. Car Loan	2057.00
2. Credit/charge cards	300.00

1. Car loan on 85 chevy will be paid off as of feb-1990
2. Itemized on attached Credit Profile

February 20, 1990

City of Boston
Boston Redevelopment Authority
Government Center
Boston, Mass. 02201
ATTN: Mr. James Sullivan

Dear Mr. Sullivan,

I have been approached by Mr. & Mrs. Stephen Chaisson and Mr. David Whelan regarding their plans to erect dwellings on Parcel R - 33 located at 20-26 Bunkerhill Street, Charlestown, Mass.

Please be advised that I/we approve of the plan to erect houses on the aforementioned site.

Sincerely,

John & Laurie Murphy
83 FERRIS ST
CHARLESTOWN MASS 02129

February . , 1990

City of Boston
Boston Redevelopment Authority
Government Center
Boston, Mass. 02201
ATTN: Mr. James Sullivan

Dear Mr. Sullivan,

I have been approached by Mr. & Mrs. Stephen Chaisson and Mr. David Whelan regarding their plans to erect dwellings on Parcel R - 33 located at 20-26 Bunkerhill Street, Charlestown, Mass.

Please be advised that I/we approve of the plan to erect houses on the aforementioned site.

Sincerely,

Conathy C. Jannet
28 Bunker Hill St
Charlestown, 02128

February . . , 1990

City of Boston
Boston Redevelopment Authority
Government Center
Boston, Mass. 02201
ATTN: Mr. James Sullivan

Dear Mr. Sullivan,

I have been approached by Mr. & Mrs. Stephen Chaisson and Mr. David Whelan regarding their plans to erect dwellings on Parcel R - 33 located at 20-26 Bunkerhill Street, Charlestown, Mass.

Please be advised that I/we approve of the plan to erect houses on the aforementioned site

Sincerely,

John P. Dwyer
64 Ferrin St.
Charlestown, Mass.
02129

February , , 1990

City of Boston
Boston Redevelopment Authority
Government Center
Boston, Mass. 02201
ATTN: Mr. James Sullivan

Dear Mr. Sullivan,

I have been approached by Mr. & Mrs. Stephen Chaisson and Mr. David Whelan regarding their plans to erect dwellings on Parcel R - 33 located at 29-26 Butlerhill Street, Charlestown, Mass.

Please be advised that I/we approve of the plan to erect houses on the aforementioned site.

Sincerely,

Jean M. Mahan

6 Tremont St

Charlestown, MA 02129

February , , 1990

City of Boston
Boston Redevelopment Authority
Government Center
Boston, Mass. 02201
ATTN: Mr. James Sullivan

Dear Mr. Sullivan,

I have been approached by Mr. & Mrs. Stephen Chaisson and Mr. David Whelan regarding their plans to erect dwellings on Parcel R - 33 located at 10-26 Beaconhill Street, Charlestown, Mass.

Please be advised that I/we approve of the plan to erect houses on the aforementioned site.

Sincerely,

Christine M. Mahan

6 TREMONT ST

Charlestown, Mass 02128

February . . , 1990

City of Boston
Boston Redevelopment Authority
Government Center
Boston, Mass. 02201
ATTN: Mr. James Sullivan

Dear Mr. Sullivan,

I have been approached by Mr. & Mrs. Stephen Chaisson and Mr. David Whelan regarding their plans to erect dwellings on Parcel R - 33 located at 20-26 Bunkerhill Street, Charlestown, Mass.

Please be advised that I/we approve of the plan to erect houses on the aforementioned site.

Sincerely,

Mary Griffin
74 Bunker Hill St.
Charlestown, Mass.
Paul D. Griffin 02139

10
February 14, 1990

February . . 1990

City of Boston
Boston Redevelopment Authority
Government Center
Boston, Mass. 02201
ATTN: Mr. James Sullivan

Dear Mr. Sullivan,

I have been approached by Mr. & Mrs. Stephen Chaisson and Mr. David Whelan regarding their plans to erect dwellings on Parcel R - 33 located at 20-26 Bunkerhill Street, Charlestown, Mass.

Please be advised that I/we approve of the plan to erect houses on the aforementioned site.

Sincerely,

Mrs. Theresa M. O'Donnell
26 Bunker Hill St
Charlestown, Ma. 02129

MEMORANDUM

June 14, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
JAMES SULLIVAN, PROJECT MANAGER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: PARCEL R-33, CHARLESTOWN URBAN RENEWAL AREA
MA PROJECT R-55, 20-26 BUNKER HILL STREET, CHARLESTOWN
FINAL DESIGNATION OF REDEVELOPER

EXECUTIVE

SUMMARY: MEMORANDUM REQUESTS FINAL DESIGNATION OF STEPHEN M./JACQUELINE M. CHAISSON AND DAVID M. WHELAN AS REDEVELOPERS OF PARCEL R-33, LOCATED AT 20-26 BUNKER HILL STREET IN THE CHARLESTOWN URBAN RENEWAL AREA.

On October 28, 1988 the Boston Redevelopment Authority authorized advertisement of Parcel R-33, a vacant 5,970 square foot parcel located at 20-26 Bunker Hill Street, in the Charlestown Urban Renewal Area. The Request for Proposals (RFP) was reviewed by the Charlestown Neighborhood Council without objections. The parcel was advertised in two papers. There was only one respondent. On February 15, 1990, Mr. and Mrs. Chaisson and Mr. Whelan were granted Tentative Designation by the Authority.

Stephen M./Jacqueline M. Chaisson, 44A Pleasant Street and David M. Whelan, 3 Forest Place, Charlestown submitted a proposal for an attractive modular duplex. This modular design was adapted to blend into the neighborhood by Mr. William Lamb, a prominent Charlestown architect. Cisternelli Construction Company of Walpole will be the general contractor. The estimated cost of construction is \$143,653 and will be financed by the Eliot Bank. The Real Estate Department has established a disposition price with a fair market value of \$35,000.

In compliance with the terms of Tentative Designation Mr. and Mrs. Chaisson and Mr. Whelan have provided the Authority with the following:

-Evidence of Equity Funding,

- Evidence of a firm financial commitment of construction and end loan financing from Eliot Bank, Attached
- Public input has been received and an Urban Design Review has been completed and approved by the Authority,
- A proposed development schedule has been submitted and approved,
- Letters of community support have been received. Attached.

Therefore, it is recommended that STEPHEN M./JACQUELINE M. CHAISSON and DAVID M. WHELAN be and hereby are granted Final Designation for redevelopment of Parcel R-33, a vacant 5,970 parcel of land located at 20-26 Bunker Hill Street in the Charlestown Urban Renewal Area.

AN APPROPRIATE RESOLUTION IS ATTACHED

Attachments:

